

CITY COUNCIL
ATLANTA, GEORGIA

03- 0 -0579

AN ORDINANCE
BY: ZONING COMMITTEE

Z-03-20
DATE FILED: 2-26-03

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **96 Kenyon Street, S.E.** be changed from the **I-2 (Heavy Industrial)** District, to the **R-5 (Two-Family Residential)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **13** of the **14th** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

C-2

Legal Description

All that tract or parcel of land lying and being in land lot 13, of the 14th District, of Fulton County Georgia, and being more particularly described as follows:

Beginning at a ½" rebar found on the easterly right-of-way of Kenyon Street (30' R/W), being 308.7 feet plus or minus north along right-of-way line from the intersection with the northerly right-of-way of Kirkwood Avenue; Thence continuing along said right-of-way North 00 Degrees 37 Minutes 39 Seconds West a distance of 55.91 feet to a ½" rebar found; Thence leaving said right-of-way North 89 Degrees 34 Minutes 09 Seconds East a distance of 85.00 feet to a point; Running thence South 00 Degrees 50 Minutes 43 Seconds East a distance of 55.95 feet to a ½" rebar found; Running thence South 89 Degrees 35 Minutes 52 Seconds West a distance of 85.21 feet to **The Point of Beginning**.

Said parcel of land containing 0.1093 acres as shown on a survey for Venture South Development by Christopher E. Moore & Associates, Inc., dated January 29, 2003.

